Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025

Date: 11/11/25 5:29 PM

From:

Village Panchayat

Kombaipatti

To :

V Jeyalakshmi
W/o.K.Vijayakumar,
Ward No-4, Door No -391/4,
Gandhipuram,
Devarappanpatti Panchayat. -624204.

Online Application Number: R9BATN45

Sir/ Madam,

Sub :

Residential Layout Subdivision - Office of the District Town and Country Planning– Dindigul District – Nilakkottai Taluk – Kombaipatty Panchayat / Village - S.F.Nos:293/3D,293/3E - Extent of 0.2835 Acres (1148.75 Sq.m)– Application received for residential layout Subdivision approval- Technical Clearance issued - final Approval issued- Reg.

Ref :

1. Applicants Tmt.V.Jeyalakshmi, Online application number: R9BATN45, dated:. 31.01.2025.
2. Deputy Director, District Town and country planning Office, Dindigul District, OSR Fees demand and Road pattern approved, online Letter No: R9BATN45, dated: 27.09.2025.
3. Joint Director, Agriculture department, Dindigul District, Letter No:Ma.thi. 4/7893/2025, dated:04.08.2025
4. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
5. Applicants Tmt.V.Jeyalakshmi, Online letter No: R9BATN45, dated:17.02.2025 (Gift deed document No:--, dated:--).
6. G.O.138, Housing and Urban Development Department, dated: 04.06.2004
7. G.O.79, Housing and Urban Development Department, dated: 04.05.2017.
8. G.O.18, Department of Municipal Administration and Water Supply, dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11. Government Letter No:19113 / Nov 4 (3) / 2017-1, Housing and Urban Development

Department, dated: 30.08.2017.

12. Circular from the Commissioner of Town and Country Planning, Letter No:13686/2017/LA1, dated: 08.09.2017.

13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, dated:07.01.2022

14. Demand payment request through online Letter No. R9BATN45, dated: 29.09.2025 (Requiring payment of Centage Fee &Development Fee)

15. Applicants Tmt.V.Jeyalakshmi, Payment of Centage Fee, Development Fee, dated: 30.09.2025.

16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

17. Town and Country Planing Department (planing Permission) ROC No: R9BATN45/2025/TCP Date:06.10.2025

18.Kombaipatti Panchayat Sectretary Generate the demand Rs.34256/- Date:29.10.2025.

19.Applicant Mrs.V.Jeyalakshmi, paid the demand Amount Rs.34256/-(Inspection Fees Rs.10000/- & Approval Fees Rs.24256/-) Date: 29.10.2025.

20. Kombaipatti Panchayat Council Resolution no. 304 / 29.10.2025

With reference to the 1st cited letter, applicant has requested for the approval of residential layout Subdivision in Dindigul District, Nilakkottai Taluk, Kombaipatty Panchayat / Village - S.F.Nos:293/3D,293/3E - Extent of 0.2835 Acres (1148.75 Sq.m).

In continuation with reference 2nd cited letter, road pattern for residential layout has been issued by the Deputy Director, District Town and Country Planning Office, Dindigul District. Hence, Technical Clearance has been given for the residential

layout subdivision with below mentioned conditions.

1. As per the condition, Planning Permission has been given for the residential layout and the approved number issued as SWP/ DTCP/ DINDIGUL/ LAYOUT SUBDIVISION NO:136/2025 in digitally signed layout drawing. The Planning Permission issued layout drawing and Gift deed documents are herewith

organization to decide this.

Body:

Dindigul District, batlagundu union, Kombaipatti Panchayat/ Kombaipatty Revenue Village, survey No.293/3D, 293/3E Extented (1148.75 Sq.m) has been granted permission by the dindigul local planning commission to construct a plot of land 1148.75 Sq.m (permission no 136/2025) Accordingly as per the field survey constructed by the Kombaipatty panchayat administrassion all the.Public allocation have been over to the Kombaipatti panchayat as a donation furthere all the relevent fees have been handed over to the Kombaipatty panchayat .Furthermore all the relevent fees have been received in government accounts. Therefore based on Kombaipatti Panchayat Council Resolution no. 304 / 29.10.2025 final Approved is given to the plot numbers (numbers 1-4, total 4-plots) in the above plot category.
As per the condition, the Residential layout has been approved by Special Officer / Block Development Officer (V.P), Kombaipatti Panchayat and Approved number issued ROC as 01/2025-2026.

Village

Signature valid

Signed by: Village Panchayat President
Location:Dindigul
Date:2025.11.11 17:29:52

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.